



# HYDE PARK DATA PROFILE

Department of Neighborhood Development  
Policy Development & Research Division

	<u>Hyde Park</u>	<u>Boston</u>
<b>TOTAL POPULATION</b>		
(US Bureau of the Census)		
<b>2000</b>	<b>31,719</b>	<b>589,141</b>
1990	29,985	574,383
% Change 1990-2000	5.8%	2.6%
<b>LAND AREA (Sq. Miles)</b>	4.4	47.6
<b>DENSITY, Persons per Square Mile</b>		
2000	7,209	12,377
1990	6,185	12,067
<b>OPEN SPACE, 1999, Percent of Neighborhood Land Area</b>	22.6%	20.7%
<b>RACE &amp; ETHNICITY, 2000 Number and Percentages</b>		
(US Bureau of the Census)		
White	13,629 (43%)	291,561 (50%)
Black	12,450 (39%)	140,305 (24%)
Hispanic	3,981 (13%)	85,089 (14%)
Asian or Pacific Islander	472 (1%)	44,280 (8%)
Native American	73 (<1%)	1,517 (<1%)
Other	142 (<1%)	8,215 (1%)
Multi-Racial	972 (3%)	18,174 (3%)
<b>TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)</b>		
English	14,797 (68%)	322,119 (68%)
French and French Creole <sup>1</sup>	2,984 (14%)	21,111 (5%)
Spanish	2,362 (11%)	57,005 (12%)
Italian	284 (1%)	6,508 (1%)
African Languages	281 (1%)	3,370 (<1%)
Vietnamese	163 (<1%)	7,825 (2%)
<b>AGE, 2000 Number and Percentages</b>		
(US Bureau of the Census)		
Under 18	8,173 (26%)	116,559 (20%)
18-64	19,397 (61%)	411,246 (70%)
65+	4,149 (13%)	61,336 (10%)

<sup>1</sup> French & French Creole includes a number of dialects and French related language groups, including those with backgrounds in a number of countries, most notably Haiti, France and Canada.

## HYDE PARK DATA PROFILE (Continued)

	<u>Hyde Park</u>	<u>Boston</u>
<b>MEDIAN HOUSEHOLD INCOME, 1999</b> (US Bureau of the Census)	\$44,705	\$39,629
<b>POVERTY, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Poverty Universe)	3,261 (10.4%)	109,128 (19.5%)
<b>LOW/MODERATE INCOME PERSONS, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	15,496 (49.5%)	311, 414 (56.2%)
<b>HOUSEHOLDS &amp; TENURE, 2000</b> (US Bureau of the Census)		
Occupied Housing Units	11,520	239,528
Percentage Owner-Occupants	58.9%	30.7%
<b>HOUSING COSTS, 1999</b> (US Bureau of the Census, specified renter households)		
Renters Paying More than 35% of Household Income Towards Rent	30.4%	32.1%

### RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

<u>Year</u>	<u>Hyde Park</u> <u>Sales</u>	<u>Hyde Park</u> <u>Median Price</u>	<u>Boston</u> <u>Sales</u>	<u>Boston</u> <u>Median</u> <u>Price</u>
2003	298	\$299,500	7,195	\$340,000
2002	354	\$265,000	7,878	\$315,000
2001	287	\$235,000	6,550	\$267,750
2000	310	\$197,450	7,687	\$235,000
1999	446	\$163,000	8,298	\$184,000

### RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2003	0 (0%)	22 (0.3%)
2002	4 (1.1%)	42 (0.5%)
2001	4 (1.4%)	32 (0.4%)
2000	2 (0.6%)	75 (0.9%)

### ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2003	Residential	4 (0.1%)	264 (0.3%)
	Commercial/Mixed	6 (1.9%)	184 (2.3%)
2002	Residential	4 (0.1%)	304 (0.4%)
	Commercial/Mixed	5 (1.6%)	176 (2.2%)

## HYDE PARK DATA PROFILE (Continued)

### BUILDINGS & TENURE, January 1, 2003

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Hyde Park</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	4,904	69.0%	84.6%	29,959	39.5%	84.3%
Two Family	1,643	23.1%	73.0%	18,208	24.0%	72.3%
Three Family	347	4.9%	61.1%	15,643	20.6%	54.6%
<b>Total 1, 2, 3 Family Properties</b>	<b>6,894</b>	<b>96.9%</b>	<b>80.7%</b>	<b>63,810</b>	<b>84.0%</b>	<b>73.6%</b>
Four-Six Family	91	1.3%	24.2%	2,858	3.8%	27.7%
Apartment Buildings	43	0.6%	0%	2,373	3.1%	5.4%
Mixed Residential/Commercial	47	0.7%	17.0%	2,283	3.0%	15.0%
Condominium Associations	37	0.5%	N/A	4,615	6.1%	N/A
Condominium Units	405	N/A	51.9%	41,207	N/A	53.2%
<b>Total Residential &amp; Mixed Properties</b>	<b>7,112</b>	<b>N/A</b>	<b>N/A</b>	<b>75,939</b>	<b>N/A</b>	<b>N/A</b>

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

### COMMERCIAL SALES

(Banker & Tradesman)

	<u>Hyde Park</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2003	11	\$31,568,258	156	\$443,094,876
2002	15	\$11,850,694	211	\$1,201,863,406
2001	11	\$4,203,740	182	\$782,877,160
2000	15	\$15,044,000	266	\$1,550,779,618